

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

**PREPARED BY:** David Abramson, Deputy Planning and Zoning Manager

**SUBJECT:** Site Plan

**AFFECTED DISTRICT:** 1

**ITEM REQUEST:** Schedule for Council Meeting

**TITLE OF AGENDA ITEM:** SPM 12-7-07, Forest Lawn South Memorial Gardens, 2401 SW 64 Avenue (RAC-RTW) Site Plan Committee recommended approval subject to the following: 1) that it be clarified on the plans that the roofs would be metal to match the last mausoleum that was built; 2) that the petitioner would add pedestrian access down the center of the six crypts with a connection to each one and that it may meander a bit around trees; 3) to add sod around all the buildings when they were finished; 4) to remove the existing Ficus hedge on State Road 84 and replace with a Cocoplum hedge (675 linear feet) which was to continue along the entire length of the property, past the entrance, to the southeast corner of the property on Davie Road; and 5) to add landscaping to the internal median and circular drive which would be done in the first phase for Town staff to review

**REPORT IN BRIEF:** The petitioner is requesting site plan modification approval on a property located at the southwest corner of State Road 84 and Davie Road to develop three (3) new mausoleums. The design of these mausoleums are consistent with the existing pyramid style roof structures on the property. Architectural features of the mausoleums include stucco finishes, concrete columns that support the pyramid roof, and “Balmoral Red” polished granite panels fronting crypt walls. These proposed mausoleums are compatible with the existing use and structures on the Forest Lawn South Memorial Gardens.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** At the February 24, 2009 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve subject to the following: 1) that it be clarified on the plans that the roofs would be metal to match the last mausoleum

that was built; 2) that the petitioner would add pedestrian access down the center of the six crypts with a connection to each one and that it may meander a bit around trees; 3) to add sod around all the buildings when they were finished; 4) to remove the existing Ficus hedge on State Road 84 and replace with a Cocoplum hedge (675 linear feet) which was to continue along the entire length of the property, past the entrance, to the southeast corner of the property on Davie Road; and 5) to add landscaping to the internal median and circular drive which would be done in the first phase for Town staff to review. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):** Other - Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

**Attachment(s):** Staff Report

**Application:** SPM 12-7-07/08-34/Forest Lawn South Memorial Gardens

**Original Report Date:** 01/30/09

**Revision(s):** 2/26/09

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**TOWN OF DAVIE**

**Planning & Zoning Division**

***Staff Report and Recommendation***

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**Applicant Information**

**Owner:**

**Name:** S.C.I. Funeral Services of Florida, Inc.  
**Address:** 1929 Allen Parkway  
**City:** Houston, Texas 77019  
**Phone:** (713) 525-9089

**Petitioner:**

**Name:** Sharpe Project Developments, Inc.  
**Address:** 1212 South Andrews Avenue, Suite 203  
**City:** Fort Lauderdale, Florida 33316  
**Phone:** (954) 832-9095

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**Background Information**

**Application Request:** The petitioner requests site plan modification approval to development three (3) new mausoleums

**Address:** 2401 Southwest 64<sup>th</sup> Avenue (Davie Road)

**Location:** Generally located on the southwest corner of State Road 84 and Davie Road

**Future Land Use Plan Map:** Regional Activity Center (RAC)

**Existing Zoning(s):** RAC-RTW, Regional Activity Center-Research Technology District West

**Previous Zoning(s):** CF, Community Facilities District

**Existing Use(s):** Forest Lawn South Memorial Gardens Cemetery and Mausoleums

**Parcel Size:** 24.5 acres (1,063,262 square feet)

**Proposed Use(s):** Three (3) mausoleums

**North:** Surrounding Uses: State Road 84/I-595  
**East:** Bank, Restaurant, and a Hotel  
**South:** Westport Business Park  
**West:** Vacant lot

**Surrounding Future Land Use Plan Map Designations:**  
Transportation  
Regional Activity Center (RAC)  
Regional Activity Center (RAC)  
Regional Activity Center (RAC)

	<b><u>Surrounding Zoning(s):</u></b>
<b>North:</b>	Not in the town
<b>East:</b>	Regional Activity Center/Research Technology District East
<b>South:</b>	Regional Activity Center/Research Technology District West
<b>West:</b>	Regional Activity Center/Research Technology District West

### **Zoning History**

#### **Related zoning history:**

On September 17, 1997, the Town of Davie Council approved the Regional Activity Center (RAC) Future Land Use Classification for the area including the subject site.

*Rezoning Request (ZB 4-1-07)*, on September 19, 2007, Town Council approved this rezone the entire Forest Lawn Memorial Garden from A-9 (County), to CF, Community Faculty District which will conform Town's zoning.

On February 6, 2008, the Town Council approved rezoning of areas contained in the Regional Activity Center. This action changed the zoning of the subject property from CF, Community Faculty District to RAC-RTW, Regional Research and High Tech District West District.

On February 6, 2008, the Town Council approved code amendment(s) for the Regional Activity Center (RAC).

#### **Previous requests on same property:**

*Site Plan Modification Application (SPM 12-3-06)*; on March 13, 2007 Town Council approved this site plan application for a mausoleum.

*Site Plan Modification Application (SPM 7-1-06)*; on July 7, 2006, Planning and Zoning staff approved this site plan modification application for a Gazebo, crypts, and sidewalks on the subject site.

*Site Plan Application (SP 06-11-04)*, On July 20, 2005, Town Council approved this site plan for the construction of a funeral home.

*Plat Application (P 04-01-04)*, On June 15, 2005, Town Council approved this plat request.

*Site Plan Application (SP 8-2-01)*; on November 20, 2001, Town Council approved this site plan application for a mausoleum.

*Site Plan Application (SP 10-07-97)*, On October 28, 1997 staff administrative approved a site plan modification for the construction of memorial cremation garden.

*Site Plan Application (SP 8-4-97)*; on November 5, 1997, Town Council approved this site plan application for a 9,000 square foot funeral home.

*Site Plan Application (SP 2-2-96)* on May 1, 1996, Town Council approved this site plan application for a mausoleum.

**Concurrent Request(s) on same property:** n/a

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### Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-24 (J)(13))*, the CF, Community Facilities District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

(Note: Based on this application's submittal date (2007), the petitioner has designed the project to be consistent with the CF, Community Facility District development standards)

*Land Development Code (Section 12-208 (A)(20))*, Requirements for off-street parking. Mortuaries; funeral homes. One (1) space for each four (4) seats in chapel and viewing areas plus one (1) space for each four hundred (400) square feet of gross floor area. In no case shall there be less than twenty-five (25) parking spaces provided.

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### Comprehensive Plan Considerations

#### Planning Area:

The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated Industrial on Nova Drive.

#### Broward County Land Use Plan:

The subject site falls within Flexibility Zone 99.

#### Applicable Goals, Objectives & Policies:

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### Application Details

1. *Site:* The subject site is a 24.5 acre property located on the southwest corner of State Road 84 and Davie Road. The proposed site plan modification is to development three (3) new mausoleums in the southwest portion of the property. The existing access, parking, lighting, and signage are not part of this request.
2. *Architecture:* The design of the mausoleums is consistent with the existing rectangular structures with pyramid style roofs. The architectural features of the mausoleums include a stucco finishes, concrete columns that support the pyramid roof, and a "Balmoral Red" polished granite panels fronting the crypt wall.
3. *Landscaping:* The landscaping proposed around the mausoleums consists of Cocoplums, Blueberry Flax Lilys, and Royal Palms. It should be noted that under a separate request, the owner has been issued permits to begin the perimeter landscape buffer.

4. *Compatibility:* The proposed mausoleums are compatible with the existing structures on the Forest Lawn South Memorial Gardens.

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### **Significant Development Review Agency Comments**

All Development Review Committee (DRC) comments have been addressed.

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### **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on September 3, 2008 and September 10, 2008. Attached is the petitioner's Citizen Participation Report.

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### **Findings of Fact**

Staff finds this request to be consistent with the general purpose the Town of Davie Land Development Regulations and Comprehensive Plan. Furthermore, this request is in conformance with all applicable codes and ordinances in terms of site design, circulation, setbacks, and buffering requirements. The proposed mausoleums are compatible with the existing structures.

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

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### **Site Plan Committee Recommendation**

At the February 24, 2009 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve subject to the following: 1) that it be clarified on the plans that the roofs would be metal to match the last mausoleum that was built; 2) that the petitioner would add pedestrian access down the center of the six crypts with a connection to each one and that it may meander a bit around trees; 3) to add sod around all the buildings when they were finished; 4) to remove the existing Ficus hedge on State Road 84 and replace with a Cocoplum hedge (675 linear feet) which was to continue along the entire length of the property, past the entrance, to the southeast corner of the property on Davie Road; and 5) to add landscaping to the internal median and circular drive which would be done in the first phase for Town staff to review. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

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### **Town Council Action**

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### **Exhibits**

1. 1,000' Mail-out Radius Map
2. 1,000' Mail-out
3. Public Participation Notice
4. Public Participation Sign-in Sheets
5. Public Participation Summaries
6. Public Participation Report
7. Future Land Use Plan Map
8. Aerial, Zoning, and Subject Site Map

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Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

*File Location: P&Z\Development Applications\Application\SP\_Site Plan\SPM\_07\SPM 12-7-07\Forst Lawn Mausoleum*

**Exhibit 1 (1,000' Mail-out Radius Map)**



**Exhibit 2 (1,000' Mail-out)**

**SP 12-3-06**

BC'S ENGINE SALES & SVCS INC  
983 WINDWARD WAY  
WESTON FL 33327

**SP 12-3-06**

BROWARD COUNTY SCHOOL BOARD  
600 SE 3 AVE  
FT LAUDERDALE FL 33301-3125

**SP 12-3-06**

BROWARD SCHOOLS CREDIT UNION  
5901 DEL LAGO CIR  
SUNRISE FL 33315

**SP 12-3-06**

COLLEGE BUSINESS PARK LLC  
3001 W HILLENDALE BCH BLVD #900  
PEMBROKE PARK FL 33009

**SP 12-3-06**

ESS VRS OWNER LLC  
PTA-EX #205  
PO BOX 19156  
ALEXANDRIA VA 22320-0156

**SP 12-3-06**

FLORIDA DEPT OF TRANSPORTATION  
OFFICE OF RIGHT OF WAY  
3400 WEST COMMERCIAL BLVD.  
FORT LAUDERDALE, FL 33309-3421

**SP 12-3-06**

FORMAN INDUSTRIAL LAND LLC  
888 SE 3 AVE  
FT LAUDERDALE FL 33316

**SP 12-3-06**

FORMAN, MILES AUSTIN TR &  
FORMAN, HAMILTON C TR  
PO BOX 202037  
DAYTON FL 33329-2037

**SP 12-3-06**

IMPERIAL HOSPITALITY GROUP INC  
4263 SW 64 AVE SUITE 4  
DAYTON FL 33314

**SP 12-3-06**

J & L HOSPITALITY INC  
205 N FEDERAL HWY  
DANIA FL 33004-2809

**SP 12-3-06**

LOPEZ, NORBERTO R & EUDICE M  
% GROWERS EQUIPMENT CO  
2695 SW 64 AVE  
DAYTON FL 33314

**SP 12-3-06**

NATIONSRENT COMPANIES INC  
459 ELAS OLAS BLVD 14 FLR  
FT LAUDERDALE FL 33304-2292

**SP 12-3-06**

R-GNE INC  
PO BOX 1085  
TIFTON GA 31793

**SP 12-3-06**

R-GNE INC &  
STATE OF FLORIDA, DOT  
1305 HIGHWAY 82 WEST  
TIFTON GA 31794

**SP 12-3-06**

SCI FUNERAL SERV OF FL INC  
% PROPERTY TAX FL 8  
PO BOX 130548  
HOUSTON TX 77219-0548

**SP 12-3-06**

SCASSIE FAMILY III LTD PARTN  
9101 PHILLIPS GROVE TER  
ORLANDO FL 32837

**SP 12-3-06**

SOUTH FLA WATER MGMT DIST  
AFFN LAND MANAGEMENT  
PO BOX 24880  
WEST PALM BEACH FL 33416-4880

**SP 12-3-06**

STILLBROOKE CORP &  
FORMAN, C R & LUCILLE W  
PO BOX 130548 PROP TAX FL 8  
HOUSTON TX 77219-0548

**SP 12-3-06**

STILLBROOKE CORP OF FL  
% PROPERTY TAX FL 8  
PO BOX 130548  
HOUSTON TX 77219-0548

**SP 12-3-06**

THE SCHOOL BOARD OF BROWARD CO  
ATTN: PROPERTY MANAGEMENT  
600 SE 3RD AVE  
FT LAUDERDALE FL 33301-3125

**SP 12-3-06**

WESTPORT BUSINESS PARK ASSOC  
% PREMIER ASSET MANAGEMENT INC  
2106 PARK CENTRAL BLVD STE 900  
POMPANO BEACH FL 33064-2242

**SP 12-3-06**

WILLOUIS & RENEER  
7600 NW 87 AVE  
TAMARAC FL 33321-1643



**Exhibit 3 (Public Participation Notice)**

**Re:     *Citizen Participation Plan for: The Forest Lawn South Mausoleums (4, 5, & 6)***

***Project Number: SPM 12-7-07/08-34***

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to The Forest Lawn South Funeral Home project for a parcel located at 2401 Davie Road. The project involves the construction of three (3) new mausoleums located on the Cemetery grounds of Forest Lawn South on Davie Road and I-595. These new mausoleums will be similar in design and construction as the existing ones on the property.

Under a Town of Davie Ordinance, the petitioner is required to hold (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings

**First Citizen Participation Meeting:**

Date:                   **September 3<sup>rd</sup>, 2008**  
Time:                   **5:00 pm – 7:00 pm**  
Location:             **Forest Lawn South**  
                             **2401 Davie Road**  
                             **Davie, FL 33314**

**Second Citizen Participation Meeting:**

Date:                   **September 10<sup>th</sup>, 2008**  
Time:                   **5:00 pm – 7:00 pm**  
Location:             **Forest Lawn South**  
                             **2401 Davie Road**  
                             **Davie, FL 33314**

If you wish to submit written comments, please send them to:

**David Schopp**  
**Sharpe Project Developments**  
**1212 South Andrews Avenue**  
**Suite 203**  
**Ft. Lauderdale, FL 33316**  
**Phone: 954.832.9095 Ext. 208**

Also, please be advised there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

**David Schopp**  
**Sharpe Project Developments**  
Attachments: Location Map, (Etc)

**Exhibit 4 (*Public Participation Sign-in Sheets*)**

**N/A**

**Exhibit 5 (Public Participation Report)**

**SUMMARY OF  
PUBLIC PARTICIPATION MEETINGS**

September 11, 2008

Town of Davie  
Development Service Department  
Planning and Zoning Division  
6591 Orange Drive  
Davie, Florida 33314

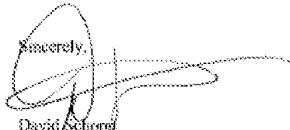
**Re:    *Citizen Participation Plan for: The Forest Lawn South Mausoleums (4, 5, & 6)***  
***Project Number: SP 12-7-07/08-34***

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we (*Service Corporation International*) advertised and notified all the property owners surrounding the subject property within 1,000 feet to invited them to, two (2) Public Participation Meetings, located at **Forest Lawn South, 2401 Davie RD, Davie, FL 33314 on September 3<sup>rd</sup>, 2008 from 5:00 pm-7:00 pm and September 10<sup>th</sup>, 2008 from 5:00 pm-7:00 pm.** The above scheduled meetings were held, however, none of the Town of Davie property owners attended.

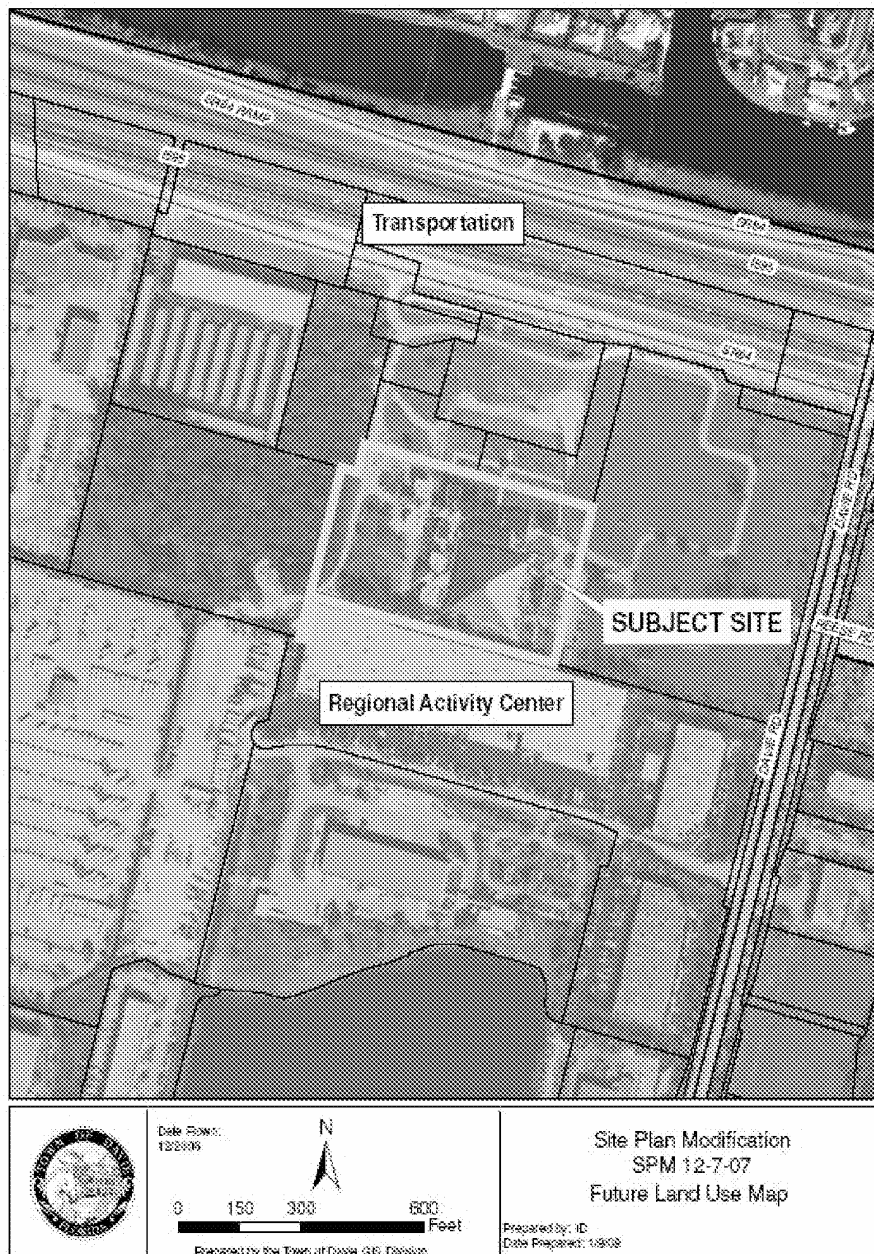
We (*Service Corporation International*) hope the above information fulfilled the requirements of Public Participation Ordinance concerning this process.

Sincerely,



David Schopp  
Sharpe Project Developments  
1212 South Andrews Avenue  
Suite 203  
Ft. Lauderdale, FL 33328  
Phone: 954.832.9095 Ext. 203

Exhibit 6 (Future Land Use Map)



**Exhibit 7 (Aerial, Zoning, and Subject Site Map)**



	<p>Date Revis: 12/20/06</p> <p>0 150 300 600 Feet</p> <p>Prepared by: The Town of Davis GIS Division</p>	<p>Site Plan Modification SPM 12-7-07 Zoning and Aerial Map</p> <p>Prepared by: JG Date Prepared: 1/8/08</p>
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